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| PETITION NUMBERS: | 0803-SPP-01 |
| APPROXIMATE ADDRESS: | 20416 Grassy Branch Road. |
| PETITIONER: | CR White Aurora LLC |
| REQUESTED ACTION: | Primary Plat Review of Phases 1, 2, and 3 of the Aurora Planned Unit Development. |
| CURRENT ZONING: | Aurora PUD |
| CURRENT LAND USE: | Agricultural, Single-Family Dwellings |
| ASSOCIATED PETITIONS: | 0803-DP-01 |
| EXHIBITS: | 1. Staff Report, WCD,03/17/08 2. Petitioner's Submittal, 02/22/08 |

ZONING HISTORY

0607-PUD-09 Aurora PUD, approved 12/06

PETITION HISTORY

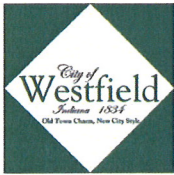
- The March 17, 2008 Advisory Plan Commission Meeting represents the first public hearing of the Development Plan and Primary Plat for Aurora Phases 1-3, as well as the first appearance for the Development Plan and Primary Plat of Kingsley Gardens.
- This item previously appeared before the APC at the March 3, 2008 Workshop Meeting.

PROCEDURAL

- Notification of the March 17, 2008 public hearing was provided to abutting property owners in accordance with the Rules of Procedure on March 7, 2008.
- Notice of the March 17, 2008 public hearing was posted to the City web site and at City Hall, and published in newspapers of general circulation in accordance with the Rules of Procedure.
- Subdivision Primary Plat requires a Public Hearing.
- Approval of a Subdivision Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.
- No Finding of Fact sheet accompanies Subdivision Primary Plat approval.

STAFF INTRODUCTIONS

The Aurora PUD District includes approximately 315 acres, and generally extends from the south side of the intersection of State Road 38 and Grassy Branch Road to the intersection of



US 31 and 202nd Street. Terms of the Aurora PUD District provide for single-family attached dwellings, multi-family dwellings, commercial uses, industrial uses, and a public park area. A legal drain (Beals & Cox) crosses the subject site from north to south along the west side of the Grassy Branch Road right-of-way. A portion of the 203rd Street right-of-way is located within part of the Aurora PUD anticipated to develop with industrial and multi-family uses, and will likely be vacated as development progresses.

Terms of the Aurora PUD provide for the development and planning of major infrastructure elements in advance of submittal for approvals for individual sites. The Primary Plat for Phases One, Two and Three would establish the approximate location of roads, sewage, and storm water management facilities. The Primary Plat would further establish preliminary locations for "blocks," which would be developed into quad-unit single-family attached dwellings, or commercial or industrial uses. Individual "quad" dwellings can be constructed with no further review or approval by the APC after approval of a Development Plan and associated Primary Plat. Individual commercial or industrial developments on individual sites will require separate submittal and approval by the APC prior to construction.

Dedication of easements and public rights-of-way, along with the establishment of individual property lines will be accomplished through the submittal of Secondary Plats.

PLAT REQUIREMENTS

Thoroughfare Plan-Feb 2007

The report provided for the March 3, 2008 Workshop meeting indicated that WPWD was working with the petitioner to resolve issues of road specifications and Thoroughfare Plan compliance. These issues have been resolved, and WPWD has indicated that the proposed Primary Plat can be approved.

Parks & Recreation Master Plan-Dec 2007

The submitted Primary Plats do not include the area proposed to be dedicated to the City as a public park. The area proposed to be dedicated as a public park is anticipated to be conveyed in a later phase, beginning some time in 2010. This is unchanged from the information provided at the March 3, 2008 Workshop meeting.

Water & Sewer System

The report provided for the March 3, 2008 Workshop meeting indicated that WPWD was working with the petitioner to resolve issues of water and sewer provision. These issues have been resolved, and WPWD has indicated that the proposed Primary Plat can be approved.

Plan Documentation

The terms of the Aurora PUD did not modify the existing subdivision controls included in the Westfield-Washington Township Zoning Ordinance. The submitted Primary Plat is in compliance with the standards of WC 16.04.220 *et al.*



RECOMMENDED MOTION

Approve 0803-SPP-01 as presented.

AFS